

**ORDINANCE NO. 20101104-038**

**AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 1503 ENFIELD ROAD IN THE OLD WEST AUSTIN NEIGHBORHOOD PLAN AREA FROM NEIGHBORHOOD OFFICE-CONDITIONAL OVERLAY-NEIGHBORHOOD PLAN (NO-CO-NP) COMBINING DISTRICT AND MULTIFAMILY RESIDENCE MEDIUM DENSITY-NEIGHBORHOOD PLAN (MF-3-NP) COMBINING DISTRICT TO MULTIFAMILY RESIDENCE MEDIUM DENSITY-CONDITIONAL OVERLAY-NEIGHBORHOOD PLAN (MF-3-CO-NP) COMBINING DISTRICT.**

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:**

**PART 1.** The zoning map established by Section 25-2-191 of the City Code is amended to change the base districts on the property described in Zoning Case No. C14-2010-0112, on file at the Planning and Development Review Department, as follows:

Tract One and Tract Two: From neighborhood office-conditional overlay-neighborhood plan (NO-CO-NP) combining district to multifamily residence medium density-conditional overlay-neighborhood plan (MF-3-CO-NP) combining district.

Two tracts of land (a 242 sq. ft. parcel and a 301 sq. ft. parcel, more or less) out of Lot 46, Enfield B Subdivision in Austin, Travis County, the tracts of land being more particularly described by metes and bounds in Exhibit "A" incorporated into this ordinance.

Tract Three: From multifamily residence medium density-neighborhood plan (MF-3-NP) combining district to multifamily residence medium density-conditional overlay-neighborhood plan (MF-3-CO-NP) combining district.

Lot 46, Enfield B Subdivision, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat of record in Plat Book 3, Page 75, of the Plat Records of Travis County, Texas, Save and Except the property described in this ordinance as Tracts One and Two (the "Property"),

locally known as 1503 Enfield Road, in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "B".

**PART 2.** Except as specifically provided in Part 3 and Part 4 of this ordinance, the Property may be developed and used in accordance with the regulations established for the multifamily residence medium density (MF-3) base district, and other applicable requirements of the City Code.

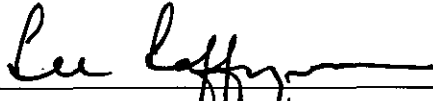
**PART 3.** The Property within the boundaries of the conditional overlay combining district established by this ordinance is subject to the following conditions:

- A. A site plan or building permit for the Property may not be approved, released, or issued, if the completed development or uses of the Property, considered cumulatively with all existing or previously authorized development and uses, generate traffic that exceeds 2,000 trips per day.
- B. The maximum number of residential units on the Property is three units.

**PART 4.** The Property is subject to Ordinance No. 020926-26 that established the Old West Austin neighborhood plan combining district.

**PART 5.** This ordinance takes effect on November 15, 2010.

**PASSED AND APPROVED**

\_\_\_\_\_, November 4, 2010      §  
   §        
   §      \_\_\_\_\_  
        Lee Loringwell  
        Mayor

**APPROVED:**  **ATTEST:**   
                                 Karen M. Kennard      Shirley A. Gentry  
                                 Acting City Attorney      City Clerk

## DESCRIPTION

DESCRIPTION OF TWO TRACTS OF LAND OUT OF LOT 46, ENFIELD B, A SUBDIVISION IN AUSTIN, TRAVIS COUNTY, TEXAS, OF RECORD IN BOOK 3, PAGE 75, PLAT RECORDS OF TRAVIS COUNTY TEXAS, TRACT ONE BEING 242 SQUARE FEET OF LAND AND TRACT TWO BEING 301 SQUARE FEET OF LAND, SAID LOT 46 BEING DESCRIBED IN A DEED TO SHELTER HOME OWNERSHIP CORPORATION, OF RECORD IN VOLUME 10795, PAGE 1203, REAL PROPERTY RECORDS OF TRAVIS COUNTY TEXAS; SAID TWO TRACTS OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

### TRACT ONE:

BEGINNING for reference at a ¾ inch iron pipe found at the northwest corner of said Lot 46, same being in the south line of Enfield Road, from which point the calculated southwest corner of said Lot 46, same being in a rock wall, bears S26°28'00"W 160.41 feet, from which reference point a ¾ inch iron pipe found at the northeast corner of Lot 48, of said Enfield B, bears S20°47'07"E 285.61 feet, and from which reference point a ¾ inch iron pipe found at the southeast corner of said Lot 48 bears S05°54'00"E 391.78 feet;

THENCE, with the west line of said Lot 46, S26°28'00"W 40.71 feet to a point and, crossing said Lot 46, S63°32'00"E 12.32 feet to the POINT OF BEGINNING of this tract;

THENCE, crossing said Lot 46, the following four courses:

- 1) with the north line of this tract, S63°14'02"E 20.00 feet;
- 2) with the east line of this tract, S26°45'58"W 12.10 feet;
- 3) with the south line of this tract, N63°14'02"W 20.00 feet; and
- 4) with the west line of this tract, N26°45'58"E 12.10 feet;

to the POINT OF BEGINNING, and containing 242 square feet within these metes and bounds.

### TRACT TWO:

BEGINNING again at the point of reference for Tract One;

THENCE, with the west line of said Lot 46, S26°28'00"W 103.70 feet to a point and, crossing said Lot 46, S63°32'00"E 11.98 feet to the POINT OF BEGINNING of this tract;

THENCE, crossing said Lot 46, the following four courses:

- 1) with the west line of this tract, N26°45'58"E 19.75 feet;
- 2) with the north line of this tract, S63°14'02"E 15.25 feet;
- 3) with the east line of this tract, S26°45'58"W 19.75 feet; and
- 4) with the south line of this tract, N63°14'02"W 15.25 feet;

to the POINT OF BEGINNING, and containing 301 square feet within these metes and bounds.

SURVEYED BY: McGRAY & McGRAY LAND SURVEYORS, INC.  
3301 Hancock Drive, Suite 6  
Austin, Texas 78731 (512)451-8591

*Judith J. McGray*  
Judith J. McGray, Reg. Professional Land Surveyor No. 2093

6-18-96

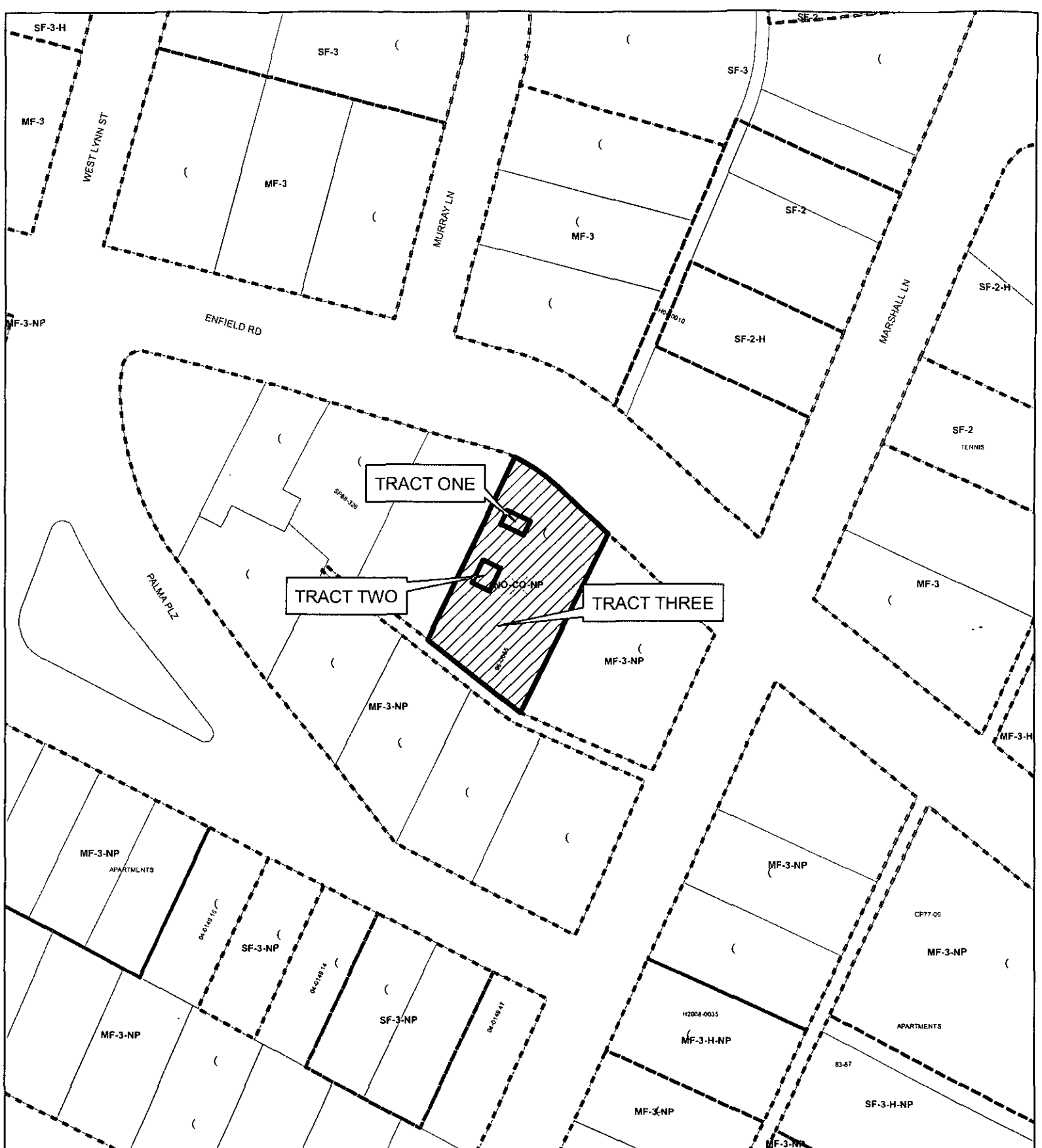
Note: This copy of this description is not valid unless an original signature through an original seal appears on its face.

96124



EXHIBIT "A"

960808-B



### ZONING EXHIBIT B

ZONING CASE#: C14-2010-0112  
 LOCATION: 1503 ENFIELD RD  
 SUBJECT AREA: 0.339 ACRES  
 GRID: H 23  
 MANAGER: CLARK PATTERSON



This map has been produced by the Communications Technology Management Dept. on behalf of the Planning Development Review Dept. for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.